

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2530 Clinton Avenue
Project Name: 2530 Clinton Avenue Garage
Prepared By: Lisa Steiner, City Planner, (612) 673-3950
Applicant: Sussel Builders
Project Contact: Tim Squillace
Ward: 10
Neighborhood: Whittier
Request: To construct a new garage.
Required Applications:

Certificate of Appropriateness	To construct a new garage in the Washburn- Fair Oaks Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	N/A
Historic Name	Unknown
Historic Address	2530 Clinton Avenue
Original Construction Date	1900
Original Architect	Henry Ingham
Original Builder	Henry Ingham
Original Engineer	Unknown
Historic Use	Residence
Current Use	Residence
Proposed Use	No change

Date Application Deemed Complete	June 15, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 14, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Washburn - Fair Oaks
Period of Significance	1858 - 1939
Criteria of Significance	Significant architecture
Date of Local Designation	1976
Date of National Register Listing	N/A
Applicable Design Guidelines	<i>Washburn - Fair Oaks Historic District Design Guidelines (1976)</i>

SUMMARY

BACKGROUND. The residence at 2530 Clinton Avenue was constructed in 1900 by builder Henry Ingham. The property is located near the southeastern boundary of the Washburn-Fair Oaks Historic District and is located near both the Minneapolis Institute of Arts (MIA) and the Minneapolis College of Art and Design (MCAD). The local historic district was designated in 1976. A condominium building with a large surface parking lot is located to the west of the property. The applicants currently have to maneuver over this property in order to access their parking area.

The 2½ story building is a contributing structure to the Washburn-Fair Oaks Historic District. The first floor of the residence is clad in a 4” wide vinyl lap siding and the upper floors are clad in a vinyl shingle style siding. Narrower siding exists between the windows of the second floor. The siding was installed in 2002. The home has a front porch which was enclosed in 1953. Other definitive features include the large overhanging bracketed eaves and eave returns at the corners of the home. No garage currently exists on the property. Sanborn maps indicate that a garage did exist at the rear of the property but no permits exist to determine when that garage was constructed or demolished.

APPLICANT’S PROPOSAL. The applicant is proposing to construct a new three-car 668 square foot garage at the rear of the property. The garage would have a two-car overhead garage door and a separate single-car overhead garage door, both facing the rear of the property. The garage would be clad in 4 inch wide vinyl lap siding with vinyl shake siding in the roof peaks to match the existing house. The garage would have vinyl windows and the roof of the garage would be asphalt shingles which would match the roof of the house. The roof pitch of the proposed garage will match the pitch of the roof of the house.

The public alley terminates at the southern property line of this subject property (see map in appendix). The applicant has indicated that they believe an easement exists to allow access to their proposed garage, as maneuvering into the proposed garage will require crossing the property located at 2525 3rd Avenue South. As of the writing of this report, no survey or easement has been shown to the City to ensure that this access is allowed. Legal access to the garage will need to be shown to the City prior to approval of a building permit.

RELATED APPROVALS. On October 8, 2002, the Heritage Preservation Commission approved a Certificate of Appropriateness for the installation of the existing vinyl siding on the house, which replaced deteriorated wood clapboard siding. (See 1990s photo of original wood siding in the appendix.)

PUBLIC COMMENTS. No comments have been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to construct a new garage based on the following findings:

1. *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

The Washburn-Fair Oaks Historic District is significant for its collection of late nineteenth and early twentieth century residential structures, ranging from modest dwellings to mansions. The Washburn-Fair Oaks Historic District's period of significance is 1858-1939, which captures the time in which most of the residential structures were built within the district.

The proposed garage would match the roof pitch, roof material, and siding material of the existing building and would be compatible with the contributing structure. The alterations proposed are compatible with and will continue to support the criteria and period of significance of the Washburn-Fair Oaks Historic District.

2. *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*

The designation study notes that the MIA, large mansions, well designed apartments and other modest dwellings from the period of significance all are important features of the historic district. The exterior of the residence communicates the building's significance within the historic district. Although wood clapboard siding would be more compatible with the designation of the property as wood would have been the historic cladding material, the previous HPC approval to allow vinyl siding on the residence makes the use of vinyl siding on the proposed garage generally more compatible with the property. The construction of the proposed garage is compatible with and supports the exterior designation of this contributing property within the Washburn-Fair Oaks Historic District.

3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.*

The proposed alterations will be compatible with and will ensure the continued integrity of the Washburn-Fair Oaks Historic District based on the following assessment of the aspects of integrity:

Location: The proposed garage would be located to the rear of the property and would be minimally visible from the public right-of-way along Clinton Avenue.

Design: The design of the garage is compatible with the design of the house as the main roof pitch, roof material, and siding material of the existing residence is matched.

Setting: Setting is the physical environment of a historic property. Although the garage will alter the appearance of the rear portion of this property, the lack of a garage is not integral to this property's significance. It appears from Sanborn maps that a garage existed on the property at least

until the early 1950s. It is unknown how long the lot has been without a garage. The proposal will not negatively impact the physical environment of the property.

Materials: The applicant is proposing to match the siding and roofing materials as close as possible to the existing siding and roof of the residence.

Workmanship: The construction of a new garage will not impact the workmanship evident in the construction of the existing contributing residence.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The construction of a garage at the rear of this property will not impact the feeling of an early 20th century residence.

Association: Association is the direct link between an important historic event or person and a historic property. With the proposed construction of a new garage, the building will continue to express the building's association with the turn of the century residential development of the area noted in the district designation.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

The *Washburn-Fair Oaks Historic District Design Guidelines* were adopted in 1976 and provide the following applicable guidance for the applicant's proposal:

General Guidelines

New building

Proposed new buildings shall not "materially impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity within the preservation district."

The HPC wishes to encourage contemporary design that is compatible with the nature of the preservation area.

Design Considerations (for additions, alterations, and new construction)

1. **Dimensions** of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.
2. **Scale** of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.
3. **Setbacks** - Background: The distance a building is set back from the front lot line varies greatly in Washburn-Fair Oaks from rowhouses built up to the sidewalk to greater than average setbacks.

New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.

4. **Spacing** between buildings shall be consistent with existing codes.
5. **Building plan** - there is no uniform plan for the buildings in either district, so this area is open for discussion.
6. **Materials** - generally new materials shall be compatible with the existing.

- a. **Brick** New brick should match existing brick in terms of brick size, texture, and color as well as the existing mortar color, bonding pattern, and the width and type of joint.
- b. **Stone** Where stone exists it should be retained, but in additions or auxiliary buildings alternate materials will be considered that would provide a harmonious appearance, especially in terms of color.
- c. **Clapboard** New clapboard to an existing clapboard structure should match the directionality and dimensions of the original siding. Where a synthetic or aluminum siding is used, it should match direction, dimensions, and texture of original covering. Details such as corner pilasters, sunbursts, etc. should not be covered and, if removed, should be replaced.
- d. **Stucco** If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded).
- e. **General facade guideline** Avoid fake brick or stone, asphalt or asbestos siding.
- f. **Windows** If existing windows need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building.

It is recognized that cost may encourage the use of bare aluminum windows. In such cases the use of enamel paint to minimize the shiny quality of aluminum is suggested.

7. **Roof design** The original roof design should be maintained, but the insertion of dormers may be allowed depending on the building's design and the location of the proposed dormer.

Where unusual roof styles exist they should be retained, but the roofs of additions should be a complementary type. For example, a gambrel roofed house may have a gabled roof addition.

There are three 3-story apartment buildings on the subject block; the remainder of the properties on the block are single- or two-family residences. Most of the single- and two-family properties have garages. There are no other 3-car garages on the subject block, but many of the properties have 2-car garages. The proposed garage is not wholly out of scale with the district. The garage complies with the existing setback requirements.

The district design guidelines permit the use of synthetic siding, provided it match direction, dimensions, and texture of original covering. In 2002 when this property received a Certificate of Appropriateness to replace the deteriorated wood clapboard siding with vinyl siding, it was determined that the proposed (and now installed) product matched these features of the existing property. Based on photos from the 1990s (see appendix), the vinyl siding indeed matches the original siding dimension very closely. The applicant is proposing to now match the existing vinyl siding on the residence. This meets the design guidelines related to clapboard siding material. The proposed windows for the garage blend in with the existing windows on the house. The roof design of the garage has been designed to match the roof pitch of the existing house.

In all, the proposed garage will not materially impair the significance or integrity of the contributing property within the historic district, as evidenced by the consistency of the proposal with the *Washburn-Fair Oaks Historic District Design Guidelines*.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards are most applicable to the proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The property has been utilized as a single-family residence since its construction in 1900 and will continue to be utilized as such. The historic character of the property will be retained and preserved, as no historic material will be removed to accommodate the garage. The construction of the new garage should not create a false sense of historic development as the garage will be contemporary while also maintaining compatibility with the character of the existing building. The new construction will be compatible with the massing, size, scale, and architectural features of the existing building in order to protect the historic integrity of the property. If the new garage were removed in the future, the essential form and integrity of the contributing residence would be unimpaired. The alteration will not materially impair the significance and integrity of the contributing building within the historic district as evidenced by the consistency of the alteration with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

The proposal conforms to all applicable regulations of the preservation ordinance and is consistent with the following applicable policies of the comprehensive plan:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

The proposal does not include destruction.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the Washburn-Fair Oaks Historic District and the contribution of this building to the significance of the district.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

A garage of this size would not require Site Plan Review. The applicant has applied for an administrative review of an accessory structure to increase the height of the garage from 12 feet to 14 feet 6 inches. That application is currently incomplete.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The application submitted presents evidence that the applicant has adequately considered the applicable guidelines delineated in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

The proposed alterations are compatible with and will ensure continued significance and integrity of all contributing properties in the Washburn-Fair Oaks Historic District based on the period of significance of 1858 - 1939. See findings 1-4 for more detailed analysis.

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

Granting the certificate of appropriateness will be in keeping with the spirit and intent of the preservation ordinance and will not negatively alter the essential character of the district. The new

construction is compatible with the historic fabric in the immediate area as the applicant will match the existing approved materials on the historic residence.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

The proposal for a new garage meets the district design guidelines which all neighboring properties would also be subject to. The garage is compatible with the existing structure. Granting the certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district. The proposed garage will be compatible with the *Washburn-Fair Oaks Historic District Design Guidelines*.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Tim Squillace of Sussel Builders for the property located at 2530 Clinton Avenue:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the construction of a new garage, subject to the following conditions:

1. The proposed siding for the garage shall match the existing siding on the residence.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than July 14, 2015.
3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. Preservation map
2. Written description and findings submitted by applicant
3. Site plan
4. Plans
5. Garage elevations
6. Photos
7. 1990s photo – original wood siding
8. Correspondence

Tim Squillace

10th

NAME OF APPLICANT

WARD

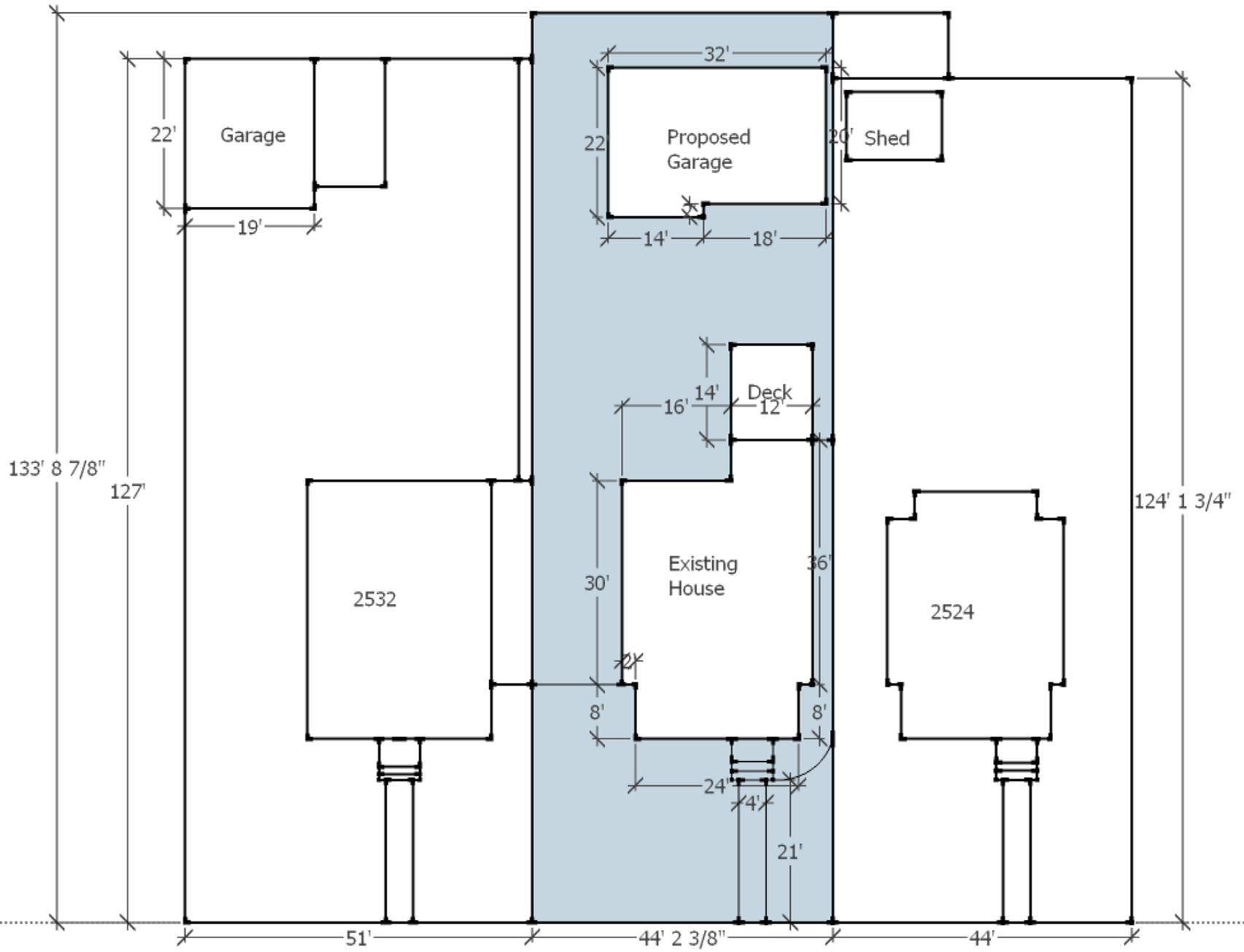


PROPERTY ADDRESS

2530 Clinton Avenue

FILE NUMBER

BZH-28726



Statement of Proposed Use and Description of Project

Sussel Builders has been contracted to build a 32' X 22' detached garage on the property of 2530 Clinton Ave S for owners Leon Betterman and Curtis Kleinhuizen. Currently there are no accessory structures on the site, so there will be no demolition on this project. The garage will be a three stall reverse gable with an 11/12 roof pitch to match the existing structure. There will also be a room and attic above for a workspace. The garage will be sided with American Legend Colonial White 4" synthetic clapboard siding to match the house. It will also have American Legend Colonial White synthetic shakes on both peaks to match the house. The siding and shakes will be divided by a band-board to match the house. Vinyl Silverline double-hung windows will be installed to match the house. The roof shingles will be Duration Owens Corning Desert Tan to match the house.

Please see plans for further details.

A Trusted Minnesota Builder Since 1915

Certificate of Appropriateness Request

Job Address:

2530 Clinton Ave S
Minneapolis MN 55404

Applicant Information:

Sussel Builders
654 Transfer Rd #16B
St Paul, MN 55114
Attn: Tim Squillace
612.423.9968
tsquillace@susselbuilders.com

Statement of Proposed Use and Description of Project

Sussel Builders has been contracted to build a 32' X 22' detached garage on the property of 2530 Clinton Ave S for owners Leon Betterman and Curtis Kleinhuizen. Currently there are no accessory structures on the site, so there will be no demolition on this project. The garage will be a three stall reverse gable with an 11/12 roof pitch to match the existing structure. There will also be a room and attic above for a workspace. The garage will be sided with American Legend Colonial White 4" synthetic clapboard siding to match the house. It will also have American Legend Colonial White synthetic shakes on both peaks to match the house. The siding and shakes will be divided by a band-board to match the house. Vinyl Silverline double-hung windows will be installed to match the house. The roof shingles will be Duration Owens Corning Desert Tan to match the house.

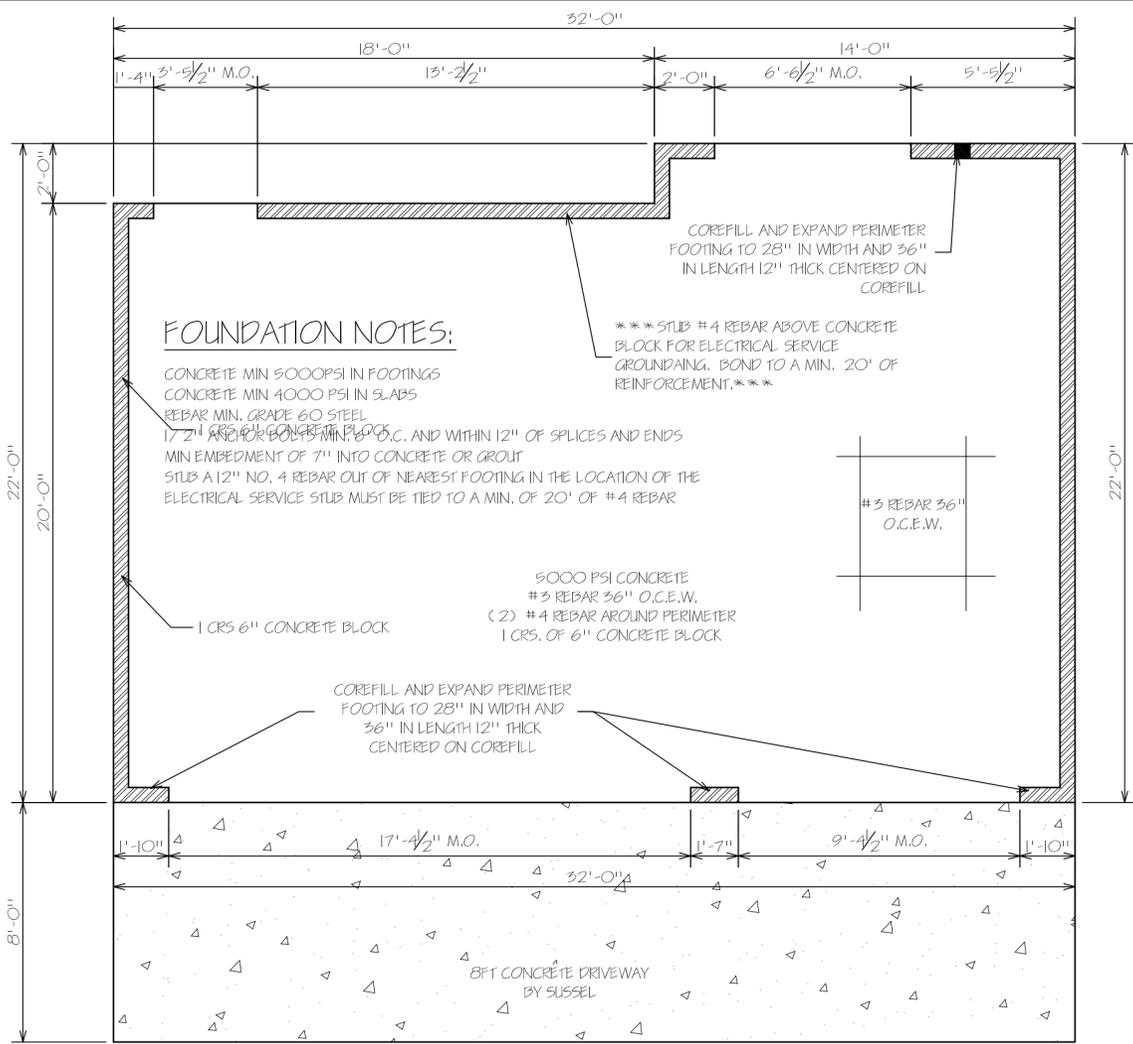
Sincerely,

Tim Squillace

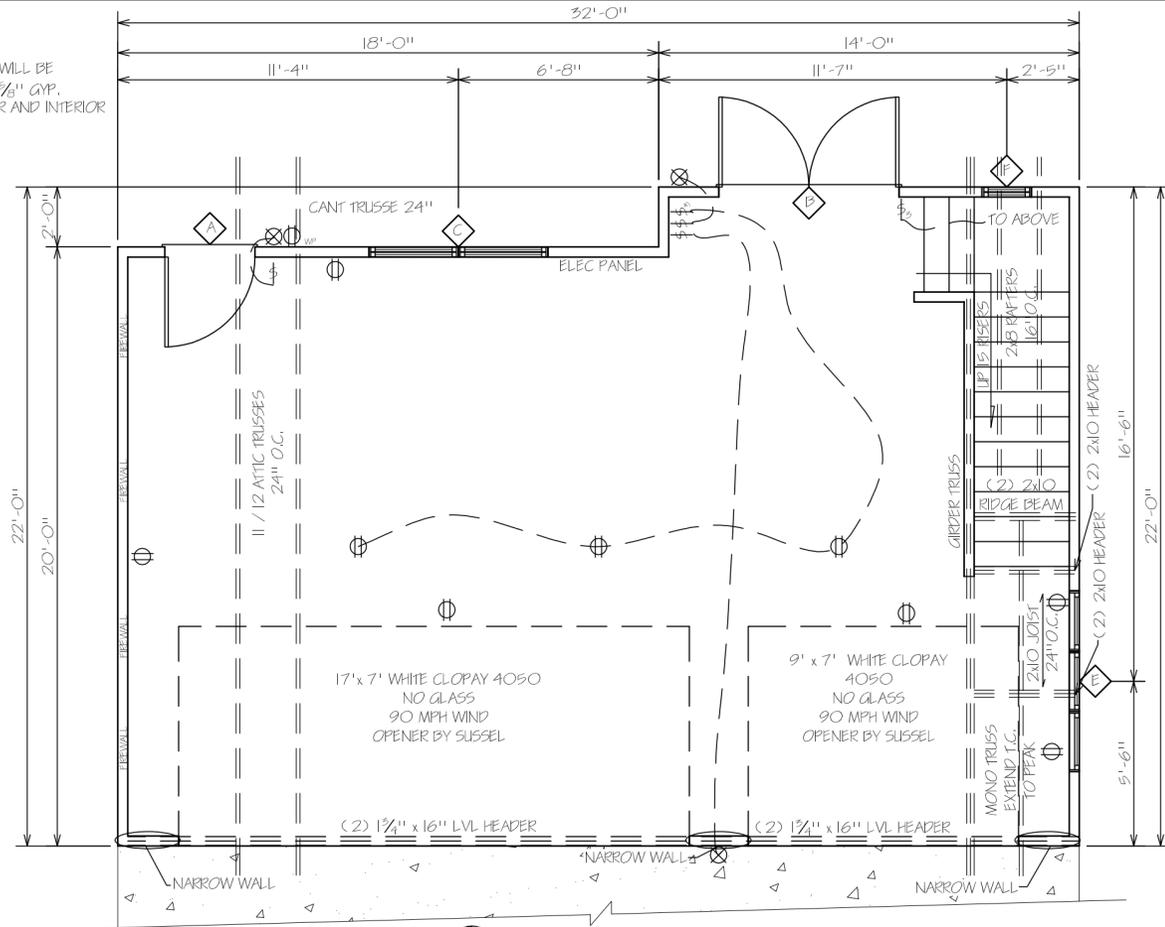
Certificate of Appropriateness Findings

1. The addition of this garage will be compatible with the traditional styles of the neighborhood and existing house built in 1905. We are maintaining the tall-pitched, flowing reverse gable style with a band-board dividing the shakes on each gable end. We are also conscious of the garage styling, by making the garage look more like a “guest house” versus a “square box”. The high quality exterior materials that match the house are being used are to “mimic” traditional wood siding as if the structure has always been there.
2. The addition of this garage is compatible with the intentions of the site and the neighborhood. As there is no current garage standing, we will be placing the garage in the location of where it should traditionally be, in the rear 40’ of lot.
3. The addition of the garage will be done in a way to keep the integrity of the historic district. Being as though there is no current structure on the site for vehicles, adding the garage will provide a place for cars and outdoor equipment to be stored. This will make the property more esthetically pleasing to visitors and neighbors.
4. The addition of the garage will not materially impair the significance of the historic district. Although we are using a synthetic clapboard product, which is not traditional to the time period, synthetic clapboard has proven to be a superior product; resisting fading, cracking, and weathering as opposed to wood. It is also a product that has vastly improved in durability. Finally, synthetic clapboard was chosen to match the current house.
5. The addition of the garage will stay consistent to The Secretary of the Interior’s Standards for the Treatment of Historic Properties. Although we are building a new garage, it will take place of where a garage was intended to be. The garage will also take on the same characteristics of the house, keeping the traditional style of the 1905 period. Throughout the standards, the overlying theme is to “preserve” and although we are building new, we are confident that it will “preserve” the intention of the lot and tradition of the neighborhood.
6. The addition of the garage will conform to the all of the applicable regulations of the preservation ordinance and stays consistent with the applicable policies.
7. This is a new garage, with no current garage on the site.
8. The addition of the garage has been through significant reviews within Sussel Builders and will maintain the integrity of the historic district. We have made great efforts in ensuring the structure fits within both the lot environment and the neighborhood itself. The structure will only add to the traditional styling of the lot by keeping items and vehicles out of visibility that could be perceived as “unsightly”. The structures façade will also maintain the styling of the lot and neighborhood.
9. In light of maintaining the historic preservation of the neighborhood, we are requesting an administrative review with the City of Minneapolis to increase the height of the structure. This is necessary in preserving the historic styling of the lot and neighborhood.

10. The addition of the garage follows the guidelines for preserving the historic site within the Secretary of the Interior's Standards for the Treatment of Historic Properties. The location of the garage will follow the intention of the lot and follow the traditional style of locations all other garages in the neighborhood. The structure will also maintain the architectural elements of the time period, along with the existing house. Although we are building new, the garage is being built to ensure the historic importance of the neighborhood.
11. The addition of the garage will be compatible with and will ensure the significance and integrity of surrounding properties. As stated earlier, the garage will provide a home for cars and outdoor equipment, leaving only a façade that stays traditional to the historic neighborhood. It will also share many characteristics with other two-story homes within the historic neighborhood like roof height and exterior façade elements.
12. The addition of the garage will not negatively affect the "spirit" and "intent" of the ordinance. This structure will only improve the esthetics of the lot and neighborhood. With the addition of a garage, it will increase the property values of both the lot, but also surrounding lots.
13. The addition of the garage will not be "injurious" to the intent of the Certificate of Appropriateness and what the certificate is meant to accomplish. The structure will be placed appropriately within the lot and will be in harmony with the environment. The intention of the structure is to look as if it has been there since 1905 when the house was constructed.
14. This is a new garage, with no current garage on the site.
15. The variance is compatible with the preservation of the property and other properties and it is a necessity as the historic district's intentions is to preserve the characteristics of its time period, which did not include modern cars and outdoor equipment. Rather than having cars and equipment outside, it will be stored within a structure that conforms the historic neighborhood.



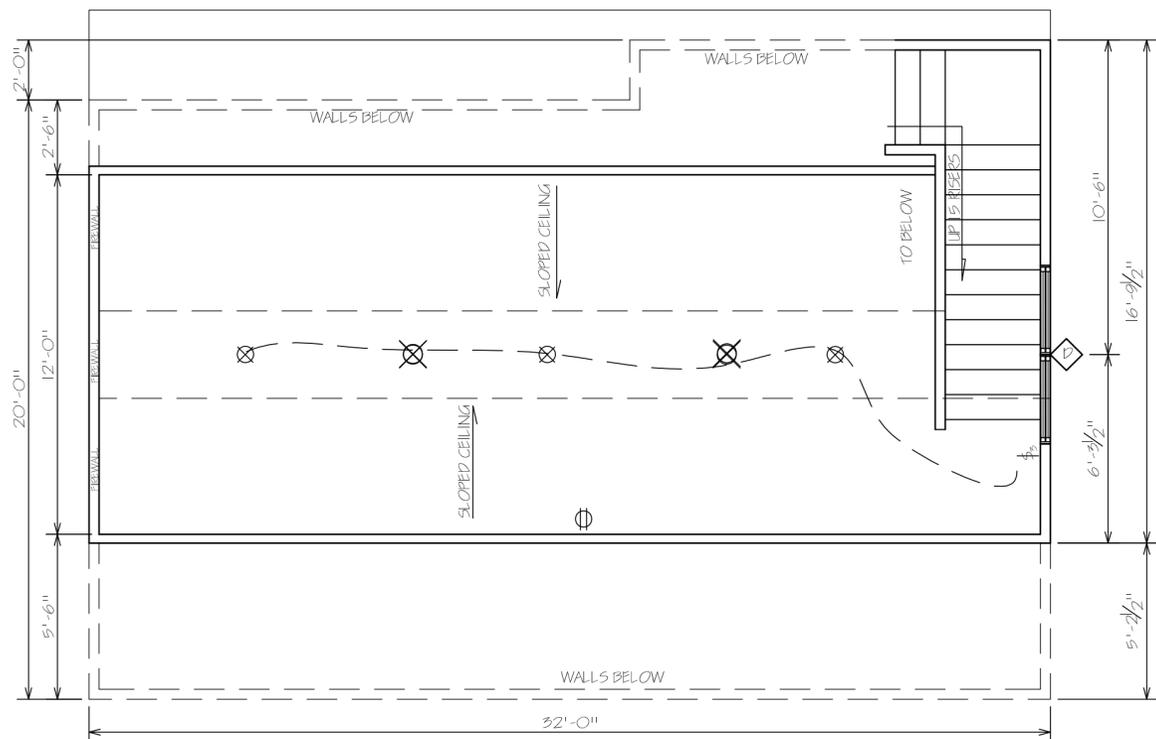
FIREWALL:
 WALLS LABELED FIREWALL WILL BE SHEATHED WITH 1 LAYER OF 5/8" GYP. SHEATHING ON THE EXTERIOR AND INTERIOR



GENERAL NOTES:

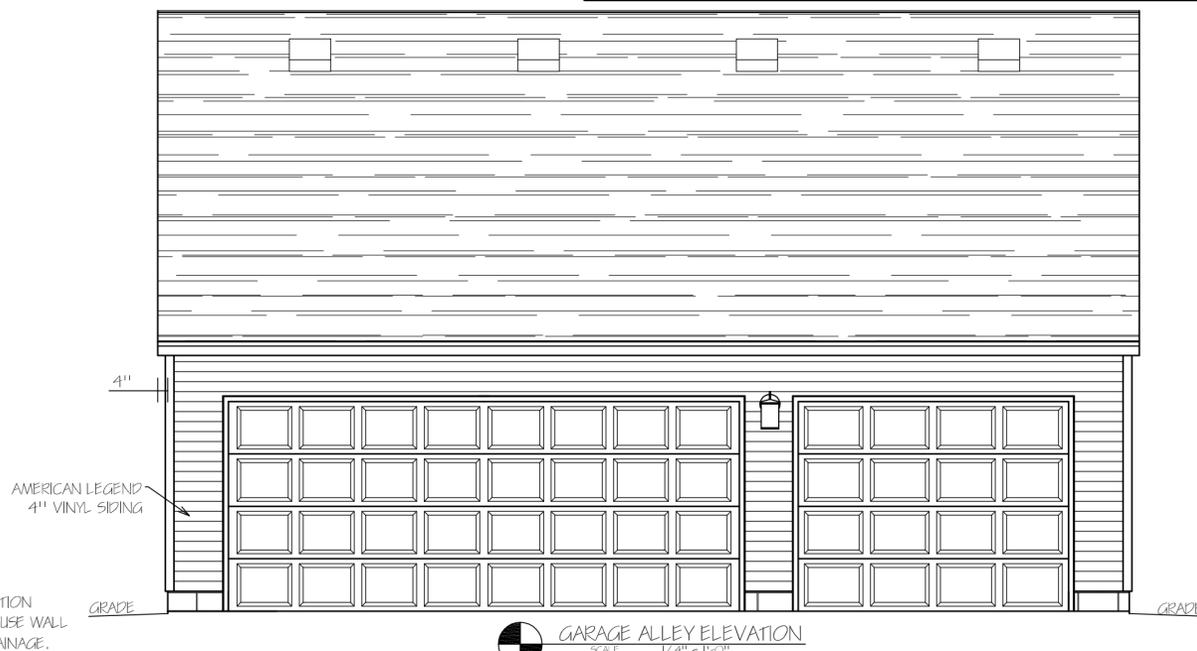
HOMEOWNER RESPONSIBLE FOR REMOVING TREES, PATIO PAVERS, STORAGE SHEDS AND FENCE
 EXISTING SPRINKLER SYSTEM TO BE MOVED AND RELOCATED BY OWNER
 ALL PAINTING IS THE RESPONSIBILITY OF THE OWNER
 SUSSEL TO REMOVE EXISTING LANDSCAPING (SOD AND GRAVEL) IN THE BUILDING AREA.
 SUSSEL IS NOT RESPONSIBLE FOR DAMAGE TO EXISTING DRIVEWAY, SIDEWALK, OR GRASS SURFACES
 SUSSEL IS NOT RESPONSIBLE FOR LANDSCAPING AROUND EXISTING GARAGE FOR REASONS OF ACCESS
 FINAL GRADING, BLACK DIRT, GROUND COVER, AND INCLUDING THE IMPORT OF ANY TOPSOIL IS THE OWNERS RESPONSIBILITY

WINDOW / DOOR SCHEDULE				
WHITE SILVERLINE VINYL WINDOWS AND FIBERGLASS DOORS				
LETTER	STYLE	UNIT SIZE / RO	JAMB / GLASS	HEADER / WOOD
A	DOOR	36" INSWING R.O. 38" X 82 1/2"	4-3/16" - PRIMED 9-LITE	2-2X10 N/A
B	DOOR	B-HINGE DOOR R.O. 75" X 81 1/2"	4-3/16" - PRIMED 9-LITE	2-2X10 N/A
C	SINGLE HUNG	36" x 48" 2W R.O. 72" X 48 1/2"	NO JAMBS LOW E - NO GRILLS	2-2X10 N/A
D	SINGLE HUNG	36" x 48" 2W R.O. 72" X 48 1/2"	NO JAMBS LOW E - TEMPERED	2-2X8 N/A
E	AWNING	24" x 24" 3W R.O. 72 1/2" X 24 1/2"	NO JAMBS LOW E - NO GRILLS	2-2X8 N/A
F	SINGLE HUNG	20X44 R.O. 19 1/2" X 44 1/2"	NO JAMBS LOW E - TEMPERED	2-2X8 N/A



HOMEOWNER / LANDSCAPER:

FINAL GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION
 FINISH GRADE SLOPE 1/8" PER FOOT. MINIMUM OF 6FT FROM HOUSE WALL
 SOIL WILL SETTLE OF TIME, HOMEOWNER TO MAINTAIN SOIL DRAINAGE.



THESE PLANS AND PRINTS REMAIN THE EXCLUSIVE CONFIDENTIAL PROPERTY OF SUSSEL, AND MAY BE USED BY OTHERS ONLY FOR THE PURPOSE SPECIFICALLY AUTHORIZED BY SUSSEL. UNAUTHORIZED COPYING OR REPRODUCTIONS OF ANY PORTION IS FORBIDDEN

Note:
 Written dimensions on these plans shall have precedence over all scaled dimensions, Susse Builders must be notified of any variations from these dimensions and conditions of the above drawing.

Susse Builders
 654 Transfer Road Saint Paul, MN 55114
 Office (651) 645-0331 Fax (651) 645-8371
 www.SusseBuilders.com Lic. BC001934

LEON BETTERMAN
 CURTIS KLEINHUUSEN
 2550 CLINTON AVE SOUTH
 MINNEAPOLIS MN 55404
 JOB # 5355 (C) 612.599.4852

Customer Approval

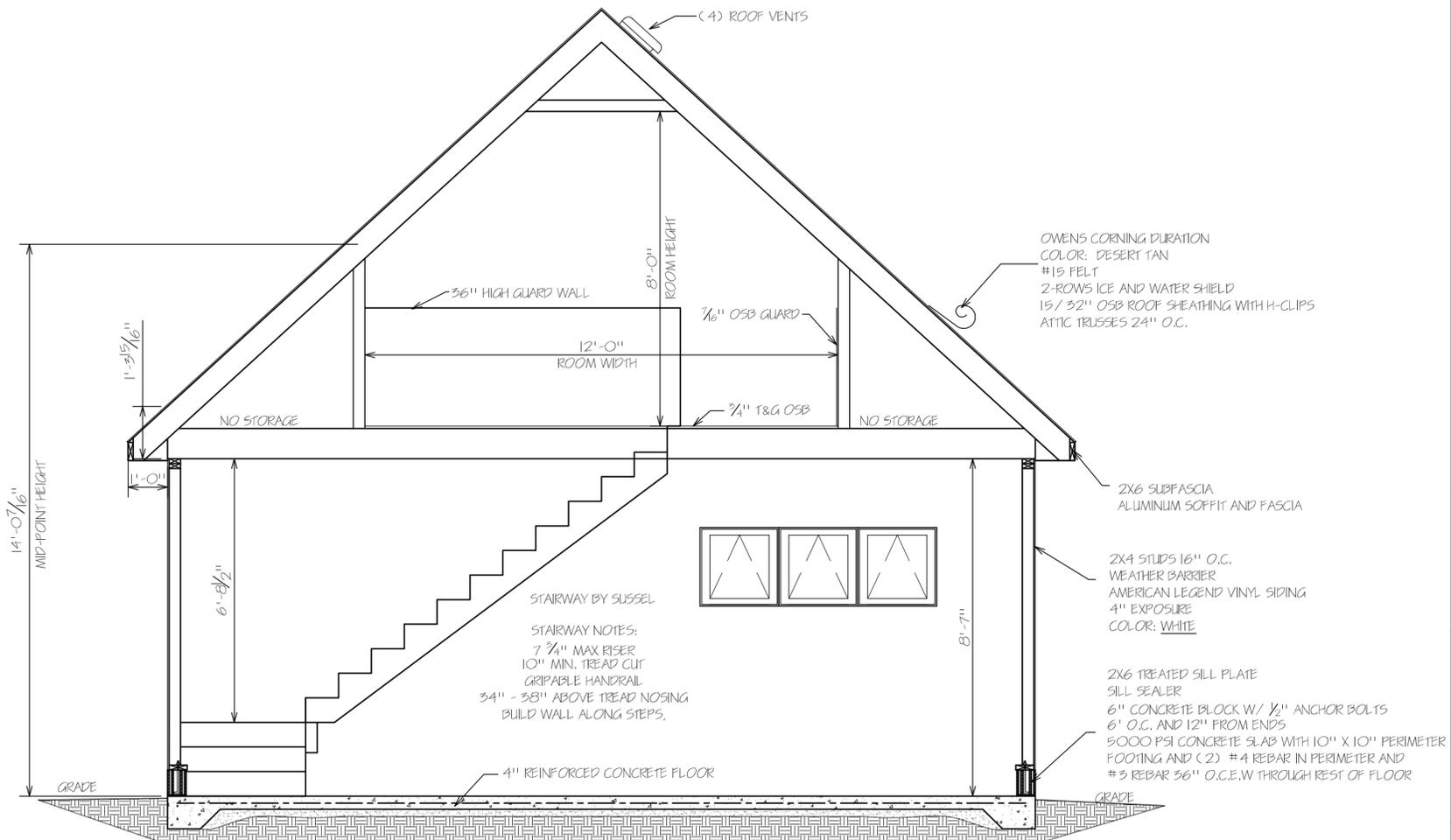
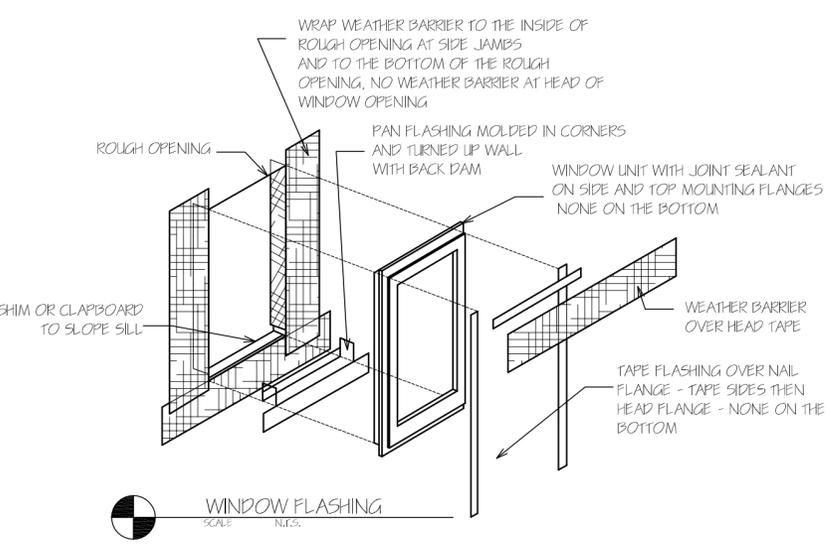
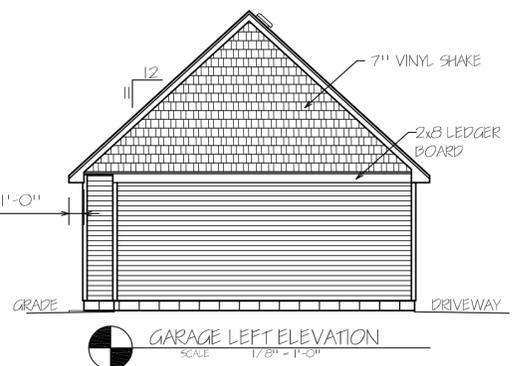
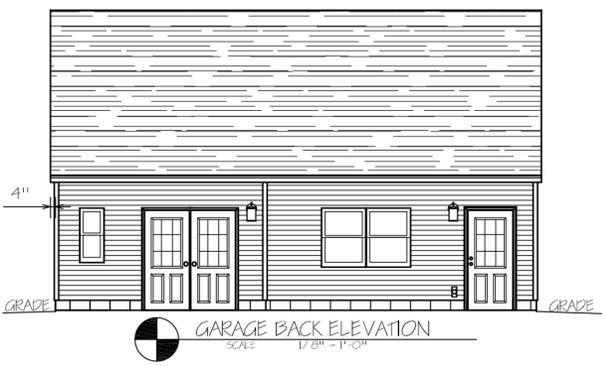
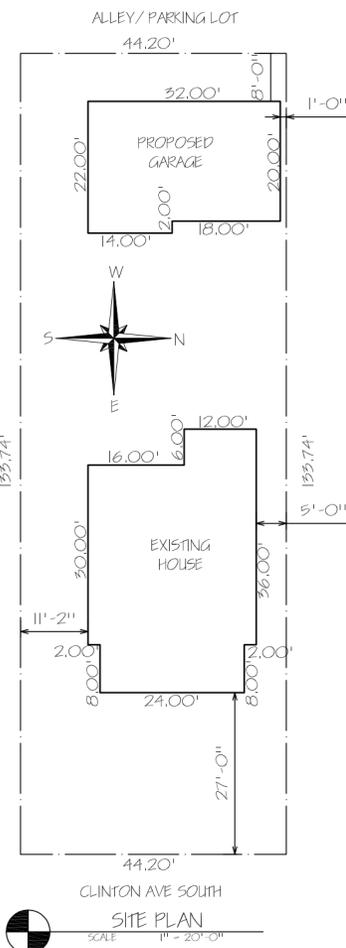
- Plan approved as shown
- Plan approved as corrected
- Plan not approved

Signature _____ Date _____

Drawn By:
 LORI W.

Date
 MAY 13-2015

Sheet
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Sussel Builders
654 Transfer Road Saint Paul, MN 55114
Office (651) 645-0331 Fax (651) 645-8371
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LEON BETTERMAN
CURTIS KLEINHUISEN
2530 CLINTON AVE SOUTH
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Customer Approval
 Plan approved as shown
 Plan approved as corrected
 Plan not approved
Signature _____ Date _____

Drawn By:
LORI W.

Date
MAY 13-2015

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A-2

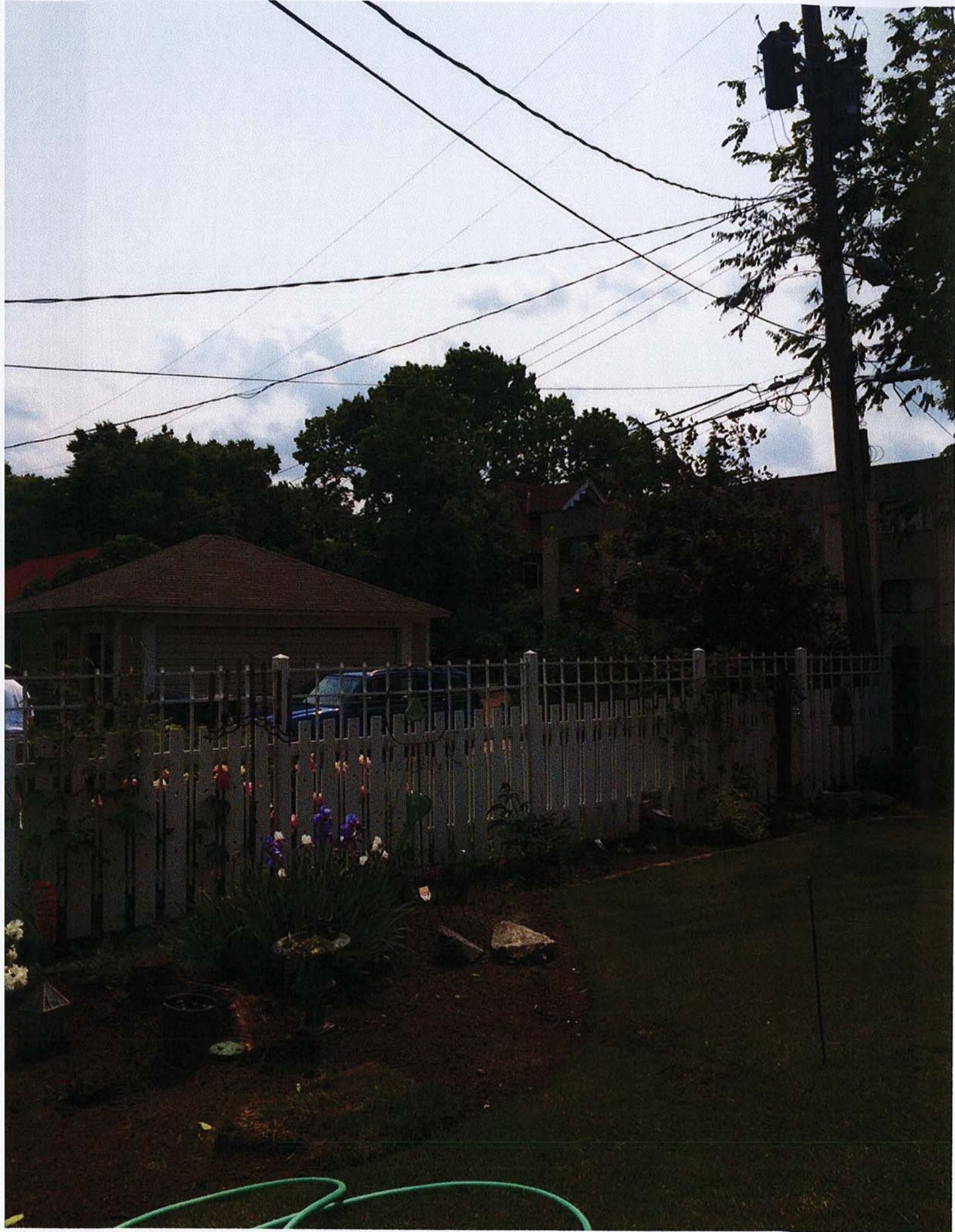
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City of Minneapolis photo - c. 1990s

Steiner, Lisa

From: Tim Squillace <tsquillace@susselbuilders.com>
Sent: Monday, June 22, 2015 8:57 AM
To: Bender, Lisa
Cc: Steiner, Lisa
Subject: Certificate of Appropriateness Request
Attachments: Certificate of Appropriateness.pdf

Categories: HPC

Lisa,

Attached is a request for a Certificate of Appropriateness, please let me know if you have further questions.

Thanks,

Timothy M. Squillace | Project Coordinator | Sussel Builders
654 Transfer Road Ste 16B | Saint Paul, MN 55114 | Office:(651) 645-0331 Ext.107 | Fax:(651) 645-8371
TSquillace@susselbuilders.com www.SusselBuilders.com



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Steiner, Lisa

From: Tim Squillace <tsquillace@susselbuilders.com>
Sent: Thursday, June 18, 2015 8:48 AM
To: marian@whittieralliance.org; info@whittieralliance.org
Cc: Steiner, Lisa
Subject: Certificate of Appropriateness Request
Attachments: Certificate of Appropriateness.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: HPC

Marian,

Attached is a request for a Certificate of Appropriateness, please let me know if you have further questions.

Thank you,

Timothy M. Squillace | Project Coordinator | Sussel Builders
654 Transfer Road Ste 16B | Saint Paul, MN 55114 | Office:(651) 645-0331 Ext.107 | Fax:(651) 645-8371
TSquillace@susselbuilders.com www.SusselBuilders.com



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